



The Spectrum: Restaurant Opportunity

Reston, VA

7,004 SF 2nd-Gen Restaurant
Available



Reston

Virginia

- 7,004 SF 2nd-generation restuarant available
- 270,000 square foot retail lifestyle center in the heart of downtown Reston, Virginia
- Anchored by Whole Foods, Barnes & Noble, Petsmart, The Container Store and Harris Teeter
- Strategically located adjacent to the renowned Reston Town Center
- Located in Fairfax County, one of the wealthiest counties in the nation and the most populous county in the Washington metropolitan area



2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	22,033	123,152	235,633
Daytime Population	39,149	150,587	260,759
Household Income	\$186,070	\$187,605	\$202,427
Traffic Counts	28,000 on Reston Parkway		

Area Retailers







Herndon Marketplace

**The Spectrum at
Reston Town Center**

**RESTON
CENTER
HOSPITAL**
215 Beds

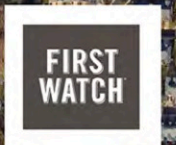
**Reston Town
Center NXT**

Reston Town Center





Plaza America Shopping Center

Reston Town Center West

 **Reston Station**



**UNITED STATES
GEOLOGICAL SURVEY**

 **Wiehle-Reston
Station**



Future Residential



SPACE AVAILABLE



RESTON PKWY 28,000 VPD

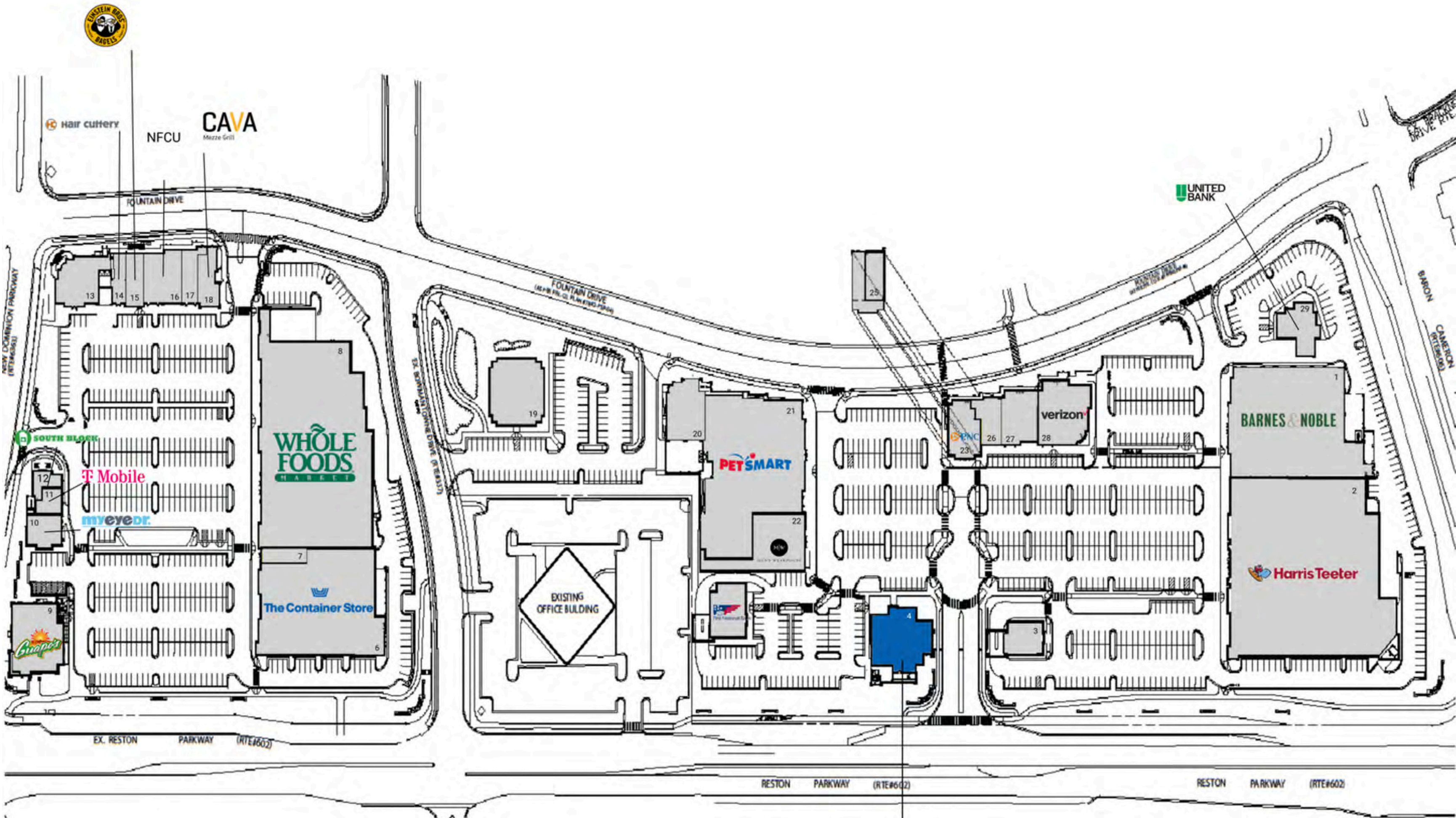
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Site Plan

7,004 SF 2nd-Gen Restaurant Available

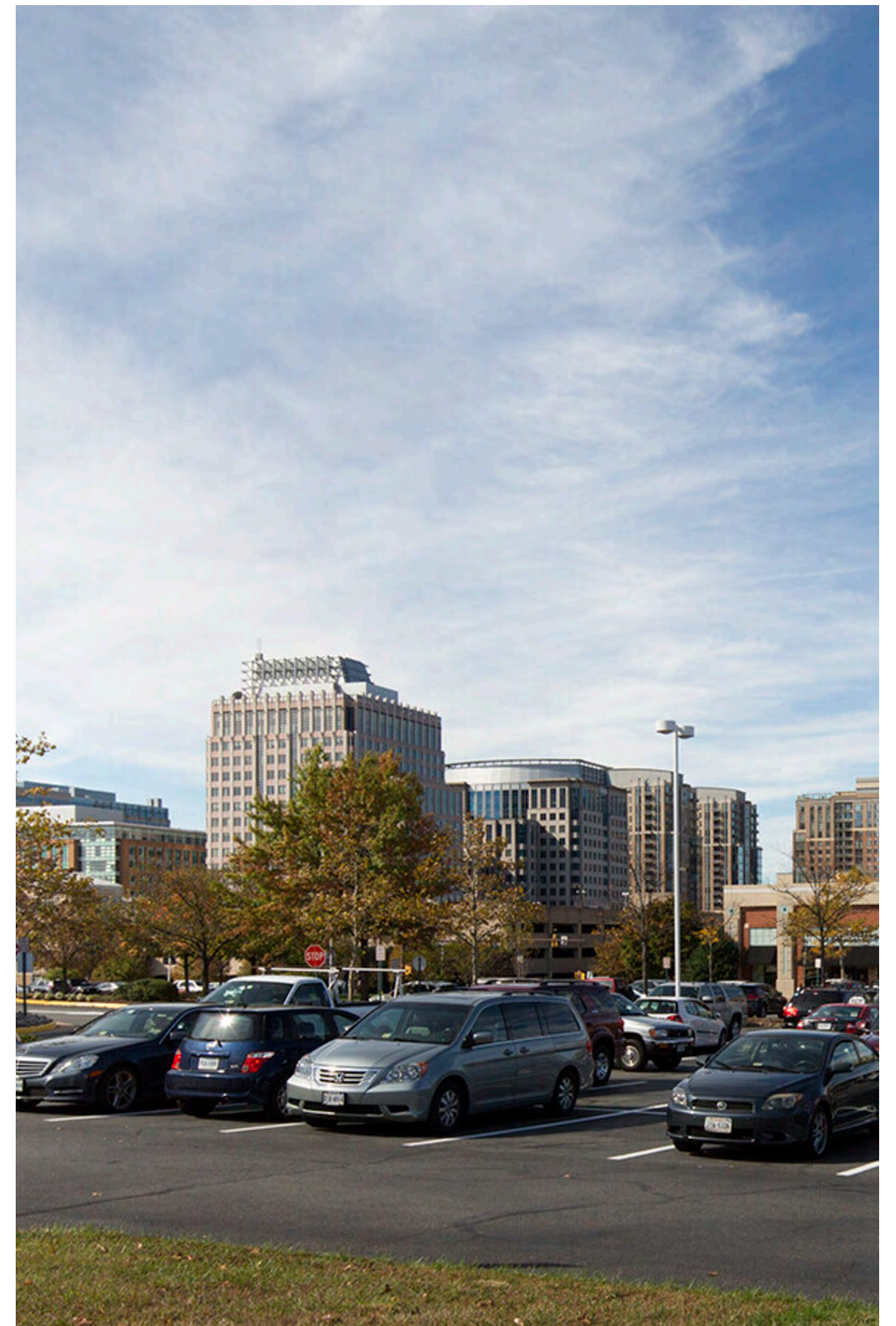
Space #	Sq. Ft.	Tenant
4	7,004	Available



7,004 SF 2nd-Gen Restaurant

● Space Available

The Property



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